

DEPARTMENT OF PLANNING  
STAFF REPORT

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## PLANNING COMMISSION PUBLIC HEARING

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**DATE OF HEARING: May 26, 2010**

**CMPT 2009-0012, Town of Leesburg Lower Sycolin Pump Station**

**DECISION DEADLINE: June 1, 2010**

**ELECTION DISTRICT: Catoctin**

**PROJECT PLANNER: Jane McCarter**

### EXECUTIVE SUMMARY

The Town of Leesburg of Leesburg, Virginia, has submitted an application for Commission approval to permit construction of a sewer pump station on a portion of Philip A. Bolen Memorial Park in the JLMA 20 (Joint Land Management Area) zoning district. The property is located within the AI (Airport Impact) Overlay District of Leesburg Airport, within one (1) mile of the Ldn 60. The property is also located partially within the FOD (Floodplain Overlay District) and contains major and minor floodplain, and both moderately steep and very steep slopes. This application is subject to the Revised 1993 Zoning Ordinance and requires a Commission Permit in accordance with Sections 5-621 and 6-1101. The subject property includes a 0.57 acre pump compound and sanitary sewer lines within the 673 acre Philip A. Bolen Memorial Park. The site is located on the north side of Cochran Mill Road (Route 653), about 1.5 miles northeast of the intersection of Cochran Mill Road and Sycolin Road (Route 643) in the Catoctin Election District. The area is governed by the policies of the Revised General Plan (Suburban Policy Area) and the Leesburg Area Management Plan which designate this area for Keynote Employment uses.

### RECOMMENDATION

Staff recommends that the Planning Commission forward the application to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated April 15, 2010, and based on the Findings in the May 26, 2010 staff report.

### SUGGESTED MOTIONS

1. I move that the Planning Commission approve CMPT 2009-0012, Town of Leesburg Lower Sycolin Pump Station, and forward it to the Board of Supervisors for ratification based on the Findings contained in the May 26, 2010 Staff Report and with the Plat dated October 6, 2009, revised through April 7, 2010 prepared by Dewberry, Inc.

Or,

2. I move that the Planning Commission forward CMPT 2009-0012, Town of Leesburg Lower Sycolin Pump Station, to a work session for further review.

Or,

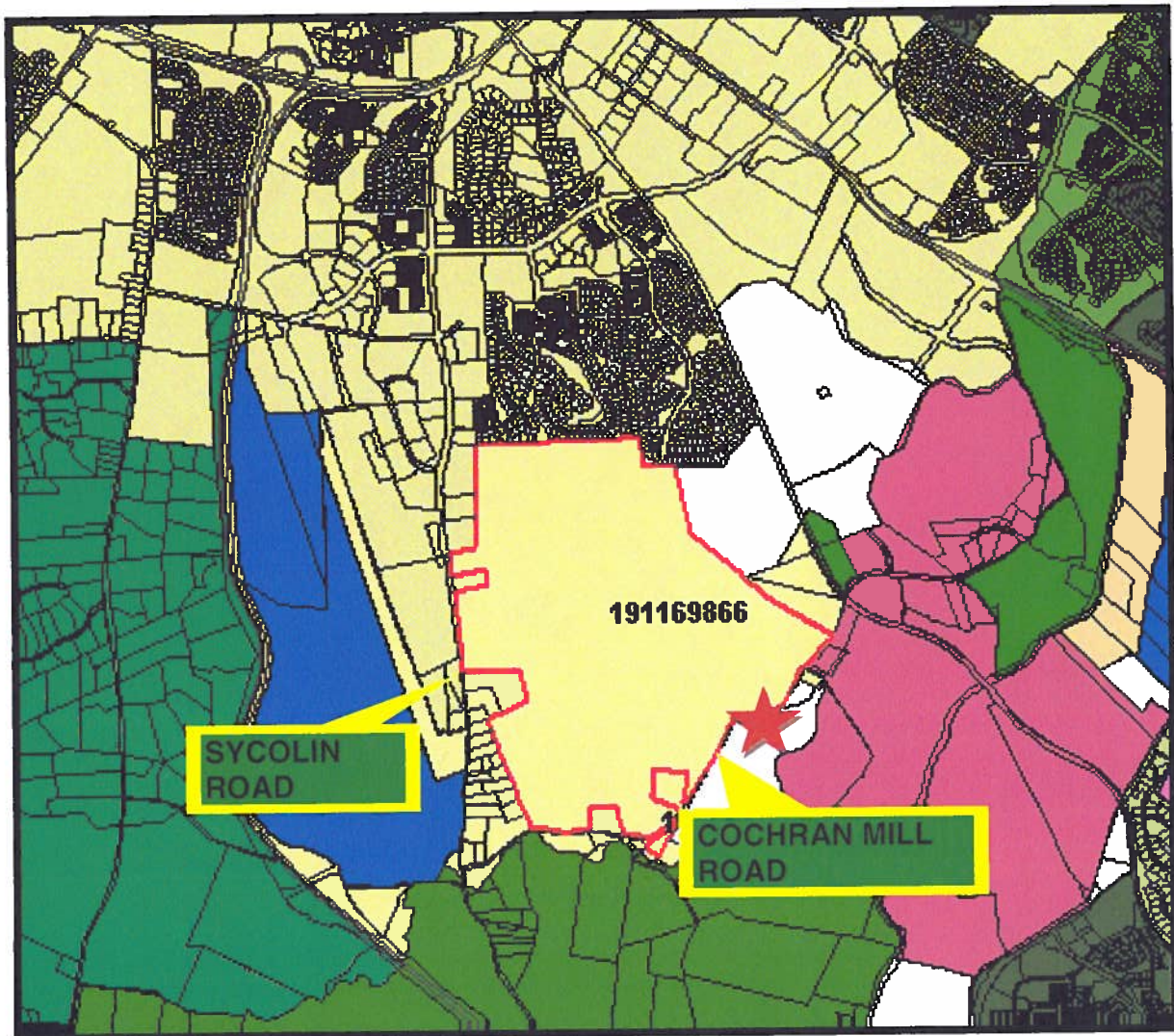
3. I move that the Planning Commission deny CMPT 2009-0012, Town of Leesburg Lower Sycolin Pump Station, and forward the application with a recommendation of denial to the Board of Supervisors, based on the following Findings:

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#### VICINITY MAP



**Directions:** From Leesburg, proceed south on Sycolin Road (Route 643) approximately 3 miles to the intersection with Cochran Mill Road (Route 653). Turn left, to the east, and proceed approximately 1.5 miles. The proposed site is located on the north side of Cochran Mill Road, west of the W&OD Trail, within the Philip A. Bolen Memorial Park. (JLMA district shown in tan)

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## I. APPLICATION INFORMATION

**APPLICANT:** Town of Leesburg  
Mr. Ashgar Pariroo, Project Manager  
25 West Market Street  
Leesburg, VA 20178  
703-737-7130

**PROPERTY OWNER:** County of Loudoun  
Mr. Lewis Rauch, Department of Construction and Waste Management  
211 Gibson Street NW, Suite 123  
Leesburg, VA 20177  
703-777-0817

**REPRESENTATIVES:** Dewberry  
Mr. Jeff Chapin  
8401 Arlington Boulevard  
Fairfax, VA 22031  
703-849-0555

**PROPOSAL:** A Commission Permit to construct a pump station and force main in a JLMA-20 zoning district within the Philip A. Bolen Memorial Park.

The application was accepted for processing on December 2, 2009.

**LOCATION:** The north side of Cochran Mill Road (Route 653), about 1.5 miles northeast of the intersection of Cochran Mill Road and Sycolin Road (Route 643) within the Philip A. Bolen Memorial Park.

**ZONING:** JLMA-20.

**TAX MAP/PARCEL:** Tax Map - /60////////12/ MCPI – 191-16-9866

**PROPOSED RESIDENTIAL UNITS:** n/a

**PROPOSED NON-RES SQUARE FOOTAGE:** 500 SF

**SURROUNDING LAND USES/ZONING:**

	<u>ZONING</u>	<u>LAND USE</u>
NORTH	TOWN/PD-GI	Town of Leesburg Residential/ Business
SOUTH	JLMA-20	Business/ Residential/ Vacant/ Transition
EAST	PD-GI/MR-HI	Heavy Industrial/ Luck Stone Quarry
WEST	JLMA-20/TOWN	Business/Town of Leesburg Airport

**ELECTION DISTRICT:** Catoctin

## II. Summary of Discussion

Topic/ Issue Area	Issues Examined and Status
<b>Land Use</b>	Central water and sewer infrastructure location consistency with the Revised General Plan. RESOLVED – See Plat and referrals.
	Design revised to address steep slopes and impacts to other green infrastructure elements; RESOLVED – See Plat.
<b>Zoning</b>	Revise plat, including notes regarding Ordinance sections, dimensions, etc. RESOLVED – See Plat.
	Demonstrate that proposal sensitively addresses steep slopes, floodplains, and scenic creek valley buffer; RESOLVED – see Plat and Statement of Justification.
<b>Transportation</b>	Provide information regarding access via the Philip A. Bolen Memorial Park roadways; RESOLVED – See Plat.
<b>Parks and Recreation</b>	Ensure continued cooperation with design during future land development processes; RESOLVED – See Plat.

Policy or Ordinance Sections Subject to Application
<u>Revised General Plan</u>
Chapter 1, Relationship to Other County Planning Documents, 2 <sup>nd</sup> Paragraph
Chapter 2, General Water and Wastewater Policies, Policy 1
Chapter 5, Steep Slopes, Moderately Steep Slopes Policies, Policy 3 and text
Chapter 6, Land Use Policies and Land Use Map, Text
Chapter 7, Planned Land Use Map
Chapter 9, Land Use Policies, Growth Management Policies, Policy 1
<u>2001 Revised Countywide Transportation Plan</u>
<u>2003 Bicycle &amp; Pedestrian Mobility Master Plan</u>
<u>Revised 1993 Zoning Ordinance</u>
Section 2-1300, JLMA-20 district regulations
Section 4-1402, Airport Impact Overlay District
Section 4-1500, Floodplain Overlay District
Section 5- 621, Additional Regulations
Section 5-1000, Scenic Creek Valley Buffer
Section 5-1505, Performance Standards
Section 5-1508, Steep Slope Standards
Section 5-1509, Performance Standards
Section 6-1100, Commission Permit

### III. FINDINGS FOR APPROVAL

1. The proposed project is in conformance with the general land use and wastewater policies as well as the preferred location policies of the Revised General Plan, which supports the provision of central sewer and water within the Leesburg JLMA and anticipates the construction of these facilities as part of that infrastructure.
2. The character and extent of the proposed project is consistent with the policies of the Revised General Plan and will not create an unnecessary visual impact on nearby properties or the Philip A. Bolen Memorial Park provided that the lines and facility are constructed as proposed and the existing mature vegetation surrounding it is maintained as proposed.
3. The proposal is necessary to provide the timely delivery of water and sewer services to the surrounding area.
4. The proposal conforms to the requirements of the Revised 1993 Zoning Ordinance.

### IV. PROJECT REVIEW

#### A. CONTEXT

In accordance with the Revised 1993 Loudoun County Zoning Ordinance, a Commission Permit is required when a public utility or public service facility such as the proposed sewer pump station and force main are constructed. Commission Permit applications are evaluated to determine if the general location, character and extent of the proposal is in substantial accord with the Comprehensive Plan.

The Applicant, The Town of Leesburg, is requesting a Commission Permit (CMPT) to construct a sewer pump station and force main on a portion of Philip A. Bolen Memorial Park, owned by the County of Loudoun. The subject site is located south of the Town of Leesburg in the northeast corner of the approximately 673-acre park site, south of the existing 250-foot Virginia Electric & Power Company (VEPCO) transmission easement and adjoining the floodplain of an unnamed tributary of Sycolin Creek. The subject property is zoned JLMA-20 (Joint Land Management Area) and will be developed as the Philip A. Bolen Memorial Park regional park site.

The proposed pump station is part of a larger system referred to by the Town of Leesburg as the “Lower Sycolin Sewage Conveyance System” which is designed to extend sewer service into the JLMA south of Town to serve County owned facilities and future planned growth. Revised General Plan policies support the provision of central sewer and water within the JLMA and anticipate the construction of facilities such as the proposed sewer pump station as part of that infrastructure.

Philip A. Bolen Memorial Park is being developed by the County as a regional park planned for 17 active recreation fields (2 football, 5 baseball, 6 soccer, and 4 softball), tennis courts,

two restroom/kiosk facilities, a maintenance and equipment storage facility, and a future recreation center (SPEX-2003-0022 and STPL 2004-0099). The majority of the planned active recreation uses are located west of the subject site and north of the VEPCO transmission easement. A series of three practice fields are located south of the VEPCO transmission easement approximately 160 feet southwest of the subject site. Additionally, an electrical substation, the Cochran Mill Substation, has been approved but has not been constructed in the southwest corner of the park adjoining the existing VEPCO transmission easement (CMPT 2006-0003, SPEX 2006-0017 and SPEX 2007-0031).

A review of County GIS records indicates that no floodplains or wetlands are present on the subject site, however, the site does contain moderately steep slopes adjoining the floodplain. The site is also located within the Quarry Notification Overlay District associated with the Luck Stone Quarry.

The Applicant's Special Exception plat set contains detailed information regarding the location and extent of the pump station and force main within the Philip A. Bolen Memorial Park— please see this document for those specifics.

## **B. SUMMARY OF OUTSTANDING ISSUES**

All of the issues identified in the referral comments have been addressed in the Applicant's response memo dated February 25, 2010 (Attachment #24) or on the revised commission permit plat. There are no outstanding issues with this application.

## **C. OVERALL ANALYSIS**

### **COMPREHENSIVE PLAN**

The site is located in the Town of Leesburg Joint Land Management Area (JLMA) (Revised General Plan, Chapter 6, Land Use Map). It is governed by the policies in the Revised General Plan and the Leesburg Area Management Plan (LAMP). The Revised General Plan designates the subject site for Keynote Employment uses (Revised General Plan, Chapter 7, Planned Land Use Map). The land use policies in Chapter 6 and Chapter 9 and the wastewater policies in Chapter 2 of the Revised General Plan were used to evaluate the application.

### **LAND USE**

County policies call for towns to work jointly with the County on land use and development in the JLMA surrounding each town (Revised General Plan, Chapter 9, Growth Management Policies, Policy 1). The proposed sewer pump station is considered a public facility under the Revised General Plan. The County supports the timely provision of central sewer and water within the JLMA in accord with the land use policies of the Plan (Revised General Plan, Chapter 2, General Water and Wastewater Policies, Policy 1). The proposed pump station is part of a larger system referred to by the Town of Leesburg as the "Lower Sycolin Sewage Conveyance System" which is designed to extend sewer service into the JLMA south of Town to serve County-owned facilities and future planned growth. Plan policies support the provision of central sewer and water within the JLMA and anticipates the proposed sewer pump station as part of that infrastructure.



Staff finds that the proposed use of the subject site for a sewer pump station conforms with the general land use and wastewater policies of the Revised General Plan and recommends approval of the Commission Permit.

### **GREEN INFRASTRUCTURE**

The proposed underground emergency storage and control building are located within areas of moderately steep slopes. Moderately steep slopes are areas with 15 to 25 percent grade and/or with the soil Slope Class of D. The Plan states that “best management practices, locational clearances for clearing and grading” should be applied when buildings are constructed on moderately steep slopes (Revised General Plan, Chapter 5, Steep Slope and Moderately Steep Slope Policies, Policy 3). The Applicant has revised the plats to include moderately steep slopes based upon the 2-foot topography and located development of the site outside the moderately steep slope (between 15 and 25 percent) areas to the greatest extent possible to minimize potential effects of soil erosion and sedimentation. The impacts to moderately steep slopes cannot be avoided with the location of the proposed underground emergency storage and control building. Relocation would require further intrusion in this sensitive area with elevation changes affecting the construction of the structures in such a way as to increase the depth of placement and the slope impacts.

Staff supports the design location and recommends the applicant use best management practices to mitigate the impacts of the proposed development. The Applicant has agreed to this request and staff has no issue.

### **PARKS AND RECREATION**

The pump station is a compatible use within the Philip A. Bolen Memorial Park that successfully avoids impacts to previously approved park facilities. Staff has requested the opportunity to work with the applicant during the site plan and easement processes to ensure the outcome of a facility that achieves the best fit for this site and use.

Staff supports the design location and recommends coordinated Loudoun County and Town of Leesburg design efforts during the site plan and easement processes. The applicant has indicated intent to continue this coordination and staff has no issue.

### **TRANSPORTATION**

Access is proposed via a 12' gravel access from the existing planned internal road network of the Philip A. Bolen Memorial Park to avoid impacts to previously approved park facilities and maintain the character of the Park. Staff has verified with Town of Leesburg staff that the facility would generate only one (1) vehicle trip per day for routine maintenance and monitoring purposes. No traffic study is required for a Commission Permit application, hence no trip generation information was provided to Staff. Any necessary traffic review would be conducted during site plan review.

No transportation impacts are expected from this application, and Staff supports the application.



## ZONING

The subject site is located in an area that is zoned Joint Land Management Area -20 (JLMA-20), contains major and minor floodplain (FOD), is within the Ldn 60 – 1 mile buffer Airport Impact Overlay District, and contains very steep and moderately steep slopes. A “sewage and water pumping station” is permitted per Section 2-1303 of the Ordinance, in accordance with Section 5-621. The proposed sewer lines are shown to be in the major and minor floodplain, which is permitted per 5-1505(A)(5), while the pump station compound is located outside of the major floodplain area, but within the 150’ Scenic Creek Valley Buffer.

A Commission Permit application is required for public utilities under the zoning regulations. Section 6-1101(A) of the Revised 1993 Zoning Ordinance states that no public utility shall be established until the location, character, and extent of such a use has been approved by the Planning Commission as being substantially in accord with the adopted comprehensive plan.

Staff requested minor plat corrections related to zoning requirements. The applicant has made the requested changes and staff supports the application.

<b>V. ATTACHMENTS</b>		<b>PAGE #</b>
<b>1. Review Agency Comments</b>		
a. Planning, Comprehensive Planning	(01/04/10)	A-01
b. Parks, Recreation, Community Services	(03/22/10, 01/06/10)	A-05
c. Building and Development, Zoning Administration	(03/17/10, 12/28/09)	A-11
d. Building and Development, Environmental Review Team	(12/28/09)	A-14
e. Health Services, Environmental	(12/10/09)	A-16
f. Virginia Department of Transportation	(12/18/09)	A-17
g. Office of Transportation Services	(01/07/10)	A-18
<b>2. Applicant’s Statement of Justification</b>	<b>(10/14/09)</b>	<b>A-22</b>
<b>3. Applicant’s Response to Referral Comments</b>	<b>(02/25/10)</b>	<b>A-24</b>
<b>4. Special Exception Plat Set</b>	<b>(revised 04/07/10)</b>	<b>Attached</b>

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

DATE: January 4, 2010

TO: Jane McCarter, Project Manager  
Land Use Review

FROM: Pat Giglio, Planner III  
Community Planning

**SUBJECT: CMPT 2009-0012, Town of Leesburg Lower Sycolin Pump Station**

**EXECUTIVE SUMMARY**

The Town of Leesburg, the applicant, is requesting a Commission Permit to construct a sewer pump station on a portion of Philip A. Bolen Memorial Park, owned by the County of Loudoun. The subject site is located south of the Town of Leesburg in the northeast corner of the approximately 404-acre park site, south of the existing 250-foot Virginia Electric & Power Company (VEPCO) transmission easement and adjoining the floodplain of an unnamed tributary of Sycolin Creek. The subject property is zoned JLMA 20 (Joint Land Management Area) and will be developed as regional park site. In accordance with the Revised 1993 Loudoun County Zoning Ordinance, a Commission Permit (CMPT) is required when a public utility or public service facility such as the proposed sewer pump station are constructed. Commission Permit applications are evaluated to determine if the general location, character and extent of the proposal is in substantial accord with the Comprehensive Plan.

The proposed pump station is part of a larger system referred to by the Town of Leesburg as the "Lower Sycolin Sewage Conveyance System" which is designed to extend sewer service into the JLMA south of Town to serve County owned facilities and future planned growth. Plan policies support the provision of central sewer and water within the JLMA and anticipates the construction of facilities such as the proposed sewer pump station as part of that infrastructure. The use of the subject site for a sewer pump station is in conformance with the general land use and wastewater policies of the Revised General Plan. Staff recommends approval of the Commission Permit for the construction of the proposed sewer pump station on the subject site.

A-1

## BACKGROUND

The Town of Leesburg, the applicant, is requesting a Commission Permit to construct a sewer pump station on a portion of Philip A. Bolen Memorial Park owned by the County of Loudoun. The subject site is located south of the Town of Leesburg in the northeast corner of the approximately 404-acre park site, south of the existing 250-foot Virginia Electric & Power Company (VEPCO) transmission easement and adjoining the floodplain of an unnamed tributary of Sycolin Creek. Philip A. Bolen Memorial Park is being developed by the County as a regional park planned for 17 active recreation fields (2 football, 5 baseball, 6 soccer, and 4 softball), tennis courts, two restroom/kiosk facilities, a maintenance and equipment storage facility, and a future recreation center (SPEX-2003-0022 and STPL 2004-0099). The majority of the planned active recreation uses are located west of the subject site and north of the VEPCO transmission easement. A series of three practice fields are located south of the VEPCO transmission easement approximately 160 feet southwest of the subject site; one of the practice fields will be bisected by the proposed access road for proposed sewer pump station from Cochran Mill Road. Additionally, an electrical substation, the Cochran Mill Substation, has been approved but has not been constructed in the southwest corner of the park adjoining the existing VEPCO transmission easement (CMPT 2006-0003, SPEX 2006-0017 and SPEX 2007-0031).

The subject site and property are zoned JLMA 20 (Joint Land Management Area). In accordance with the Revised 1993 Loudoun County Zoning Ordinance, a Commission Permit (CMPT) is required when a public utility or public service facility is constructed. Commission Permit applications are evaluated to determine if the general location, character and extent of the proposal is in substantial accord with the Comprehensive Plan.

A review of County GIS records indicate that no floodplains or wetlands are present on the subject site, however, the site does contain moderately steep slopes adjoining the floodplain. The site is also located within the Quarry Notification Overlay District associated with the Luck Stone Quarry. A more detailed review of the site design, purposed vehicular access and potential environmental impacts associated with the proposed sewer pump station will be completed during the site plan review.

## COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is located in the Town of Leesburg Joint Land Management Area (JLMA) (Revised General Plan, Chapter 6, Land Use Map). It is governed by the policies in the Revised General Plan and the Leesburg Area Management Plan (LAMP). The Revised General Plan designates the subject site for Keynote Employment uses (Revised General Plan, Chapter 7, Planned Land Use Map). The land use policies in Chapter 6 and Chapter 9 and the wastewater policies in Chapter 2 of the Revised General Plan were used to evaluate the application.

A-2

## ANALYSIS

### A. LAND USE

The Revised General Plan designates the subject site for Keynote Employment uses (Revised General Plan, Chapter 7, Planned Land Use Map). The intent of the Keynote policies is to provide areas along major corridors that consist of premier office and/ or research and development centers (Revised General Plan, text, p. 6-27). The subject site in addition to its designation as a Keynote Employment area is located within the Leesburg JLMA. County policies call for towns to work jointly with the County on land use and development in the JLMA surrounding each town (Revised General Plan, Chapter 9, Growth Management Policies, Policy 1).

The proposed sewer pump station is considered a public facility under the Revised General Plan. The County supports the timely provision of central sewer and water within the JLMA in accord with the land use policies of the Plan (Revised General Plan, Chapter 2, General Water and Wastewater Policies, Policy 1). The proposed pump station is part of a larger system referred to by the Town of Leesburg as the "Lower Sycolin Sewage Conveyance System" which is designed to extend sewer service into the JLMA south of Town to serve County-owned facilities and future planned growth. Plan policies support the provision of central sewer and water within the JLMA and anticipates the proposed sewer pump station as part of that infrastructure.

***Plan policies support the provision of central sewer and water within the JLMA and anticipates the proposed sewer pump station as part of that infrastructure. Staff finds that the proposed use of the subject site for a sewer pump station conforms with the general land use and wastewater policies of the Revised General Plan. Staff recommends approval of the Commission Permit for the construction of the proposed sewer pump station on the subject site.***

### B. GREEN INFRASTRUCTURE

#### 1. Steep Slopes

Identified on the subject property are areas of moderately steep slopes which are located along the eastern boundary of the subject site. Moderately steep slopes are areas with 15 to 25 percent grade and/or with the soil Slope Class of D. The Plan states that "best management practices, locational clearances for clearing and grading" should be applied when buildings are constructed on moderately steep slopes (Revised General Plan, Chapter 5, Steep Slope and Moderately Steep Slope Policies, Policy 3). Such regulations have been incorporated into the Zoning Ordinance and Facility Standards Manual (FSM) for Loudoun County. Improper use and disturbance of moderately steep slope areas could cause erosion and sedimentation, building and/or road failure, and other hazards (Revised General Plan, Chapter 5, Steep Slopes and Moderately Steep Slopes, Text). The moderately steep slopes located on the subject site have not been delineated on the submitted plats. It appears that the proposed underground emergency storage and control building are located within areas of moderately steep slopes.

***Staff recommends revising the submitted plats to include moderately steep slopes based upon the 2-foot topography. Staff encourages locating development outside of moderately steep slope (between 15 and 25 percent) areas to the greatest extent possible to minimize potential effects of soil erosion and sedimentation. If the impacts to moderately steep slopes cannot be avoided, staff recommends the applicant use best management practices to mitigate the impacts of the proposed development.***

## **2. Entrances and Roadways**

The subject site as currently proposed will be accessed by a 12' roadway from Cochran Mill Road which will bisect one of the planned practice athletic fields. An emergency entrance and access road to the park is currently planned approximately 1200 feet southwest of the proposed entrance for the subject site. The applicant should consider the use of the emergency entrance and internal road network planned for the park to provide access to the subject site to avoid impacts to the planned athletic fields and maintain the character of the park site.

***Staff recommends that the applicant use the internal road network for the park to provide access to the subject site to avoid impacts to the planned athletic fields and maintain the character of the park site.***

## **RECOMMENDATIONS**

Staff finds that the proposed use of the subject site for a sewer pump station conforms with the general land use and wastewater policies of the Revised General Plan. Staff recommends approval of the Commission Permit for the construction of the proposed sewer pump station on the subject site.

cc: Julie Pastor, AICP, Planning Director  
Cindy Keegan, AICP, Program Manager, Community Planning, via e-mail

**A-4**



**COUNTY OF LOUDOUN  
PARKS, RECREATION AND COMMUNITY SERVICES  
REFERRAL MEMORANDUM**

**To:** Jane McCarter, Project Manager  
Department of Planning

**From:** Mark A. Novak, ASLA, Chief Park Planner, Facilities Planning and Development

**CC:** Diane Ryburn, Director  
Steve Torpy, Assistant Director  
Su Webb, Park Board, Chairman  
Stephen DeAngioletti, Leesburg Park Board  
Brian Fuller, Park Planner

**Date:** March 22, 2010

**Subject:** CMPT 2009-0012 Town of Leesburg Lower Sycolin Pump Station  
(2<sup>nd</sup> submission)

**Election District:** Catoctin      **Sub Planning Area:** Leesburg

**MCPI #** 191-16-9866

**BACKGROUND:**

The Department of Parks, Recreation and Community Services (PRCS) has reviewed the applicant's responses to the referral comments (1/6/2010) and revised Commission Permit Plat dated February 24, 2010.

**COMMENTS:**

After a second review of this application and review of the referral responses by the Applicant, PRCS offers the following comments and recommendations:

Comment #1: In the Applicants narrative it's stated that future ball fields shown on the approved special exception will be avoided to the extent possible. However, the commission permit plat shows the proposed access road and a section of sewer impacting one of the future ball fields. PRCS request that the applicant work closely with PRCS staff to determine the least impact to this area.

Applicant Response: *In order not to impact the proposed soccer fields, access to the pump station will be provided using the road network for the park as shown on the plat.*

A-5

**Issue Status:** PRCS request that the applicant work closely with PRCS staff on the location and circulation of the access road.

Comment #2: PRCS strongly supports any efforts to protect and preserve wetlands, trees, and native vegetation because these contribute directly to protecting the health of surface water, groundwater, air quality, and aesthetics – all of which contribute to the health of the community's residents.

Applicant Response: *Comment Acknowledged.*

**Issue Status:** Resolved

Comment #3: Please provide the following note on the Commission Permit Plat: *"Written notice shall be provided to the Director of the Department of Parks, Recreation and Community Services prior to any clearing, grading, mining of topsoil or earth fill, soil stockpiling, staging of equipment or materials, disposal of soil or waste material, or dumping on land that is to be dedicated to the County for purposes of public parks, active recreation, or passive open space."*

Applicant Response: *The note has been added to the plat.*

**Issue Status:** Resolved

Comment #4: Please provide more information on the type of fence (material/height) and buffering requirements.

Applicant Response: *A type 4 buffer is required for the pump station compound. Buffer and details of the fence will be included in the site plan.*

**Issue Status:** PRCS request that the applicant work closely with PRCS staff on the buffering and fencing material.

Comment #5: Please provide more information on the type/material to be used for the access road and entrance security (gate).

Applicant Response: *A 12' wide gravel access road, accessing the road network for Bolen Park will provide access to the pump station compound. The security gates will a "swing type" gate with details shown on the site plan.*

**Issue Status:** PRCS request that the applicant work closely with PRCS staff on the alignment and location of the access road and gating.

A-6



Comment #6: PRCS would like to coordinate with the Town on the use of the force main and gravity line corridor for a future trail corridor.

Applicant Response: *The use of the force main and gravity line corridor for a future trail corridor is under discussion with the Town. This will be coordinated during the Site Plan process.*

**Issue Status:** PRCS appreciates the Town's consideration for co-location of a trail within the utility corridor. Staff is available to the Town for discussion.

Comment #7: Please provide more information on how the Town is granted rights to use of the land proposed for the pump station and sewer lines. Are easements required for both?

Applicant Response: *The rights of use of the land proposed for the pump station and sewer lines are being discussed with the Town. Easements plats will be prepared and recorded in conjunction with the Site Plan and Plan/Profiles of future lines.*

**Issue Status:** PRCS respectfully requests the opportunity to comment on referrals for the future easements.

Comment #8: PRCS request that all work within the park be coordinated with PRCS staff and Office of Capital Construction.

Applicant Response: *Comment Acknowledged.*

**Issue Status:** PRCS respectfully requests the opportunity to comment on referrals for the future easements.

## **CONCLUSION:**

PRCS has reviewed the Applicant's responses, and offers no objection to its approval based on the material provided and the Applicant's willingness to coordinate with PRCS. PRCS respectfully requests the opportunity to comment on future referrals associated with this application. If PRCS may be of any further referral assistance, please do not hesitate to contact me personally via phone at 703-737-8992 or via e-mail at [mark.novak@loudoun.gov](mailto:mark.novak@loudoun.gov).

I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.

A-7



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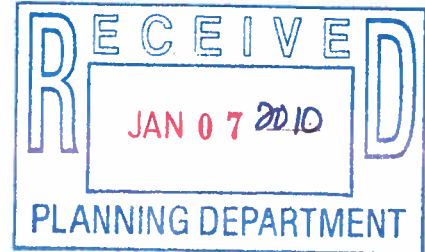
**COUNTY OF LOUDOUN  
PARKS, RECREATION AND COMMUNITY SERVICES  
REFERRAL MEMORANDUM**

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**To:** Jane McCarter, Project Manager  
Department of Planning

**From:**  Mark A. Novak, ASLA, Chief Park Planner, Facilities Planning and Development

**CC:** Diane Ryburn, Director  
Steve Torpy, Assistant Director  
Su Webb, Park Board, Chairman  
Stephen DeAngioletti, Leesburg Park Board  
Brian Fuller, Park Planner



**Date:** January 6, 2010

**Subject:** CMPT 2009-0012 Town of Leesburg Lower Sycolin Pump Station

**Election District:** Catoctin      **Sub Planning Area:** Leesburg

**MCPI #** 191-16-9866

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**Background:**

The Town of Leesburg is seeking a Commission Permit to allow construction of a pump station and force main in the JLMA-20 district. The site is located within the Philip A. Bolen Memorial Regional Park at the northeastern portion of the property. The overall parcel area is 672.54 acres. The land is zoned JLMA-20, planned for mixed recreational uses. It is subject to SPEX 2007-0092, SPEX 2007-0041, CMPT 2003-0012, SPEX 2003-0022 and SPEX 2008-0009. It contains Flood Plain Overlay and Steep Slopes. The Scenic Creek Valley Buffer requirements apply to the site. LCPS proposes to locate a two story middle school on the subject property with

**Policy:**

The proposed use is a by-right use in the JLMA-20 zoning.

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### **Project Analysis:**

The proposed development of the pump station facilities would be outside of the floodplain area. All impervious areas for this development are outside of the Scenic Creek Valley Buffer. There is a 250' power easement to the west of the proposed site and a small isolated wetland area to the east. Both are to be avoided in the layout of the pump station. The chosen location is in an open area behind a mass of mature trees, which are not to be disturbed. Future ball fields are shown as depicted on the approved special exception plat for Bolen Park, and shall be avoided to the extent possible. The pump station will utilize a force main, which is to be installed parallel to a gravity line. This is to be installed with a minimum of disturbance to floodplain areas and none to mapped wetlands.

### **Comments:**

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments and recommendations:

1. In the Applicants narrative it's stated that future ball fields shown on the approved special exception will be avoided to the extent possible. However, the commission permit plat shows the proposed access road and a section of sewer impacting one of the future ball fields. PRCS request that the applicant work closely with PRCS staff to determine the least impact to this area.
2. PRCS strongly supports any efforts to protect and preserve wetlands, trees, and native vegetation because these contribute directly to protecting the health of surface water, groundwater, air quality, and aesthetics – all of which contribute to the health of the community's residents.
3. Please provide the following note on the Commission Permit Plat: *"Written notice shall be provided to the Director of the Department of Parks, Recreation and Community Services prior to any clearing, grading, mining of topsoil or earth fill, soil stockpiling, staging of equipment or materials, disposal of soil or waste material, or dumping on land that is to be dedicated to the County for purposes of public parks, active recreation, or passive open space."*
4. Please provide more information on the type of fence (material/height) and buffering requirements.

5. Please provide more information on the type/material to be used for the access road and entrance security (gate).
6. PRCS would like to coordinate with the Town on the use of the force main and gravity line corridor for a future trail corridor.
7. Please provide more information on how the Town is granted rights to use of the land proposed for the pump station and sewer lines. Are easements required for both?
8. PRCS request that all work within the park be coordinated with PRCS staff and Office of Capital Construction.

**RECOMMENDATIONS:**

Staff has identified the above, outstanding issues that require additional information to complete the review of this application.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 703-737-8992, or via e-mail at [mark.novak@loudoun.gov](mailto:mark.novak@loudoun.gov). I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.

A-10

COUNTY OF LOUDOUN  
MEMORANDUM  
DEPARTMENT OF BUILDING AND DEVELOPMENT

**DATE:** March 17, 2010

**TO:** Jane McCarter, Project Manager, Department of Planning

**FROM:** Theresa M. Stein, Planner, Zoning Administration *TMS*

**CASE NUMBER AND NAME:** CMPT 2009-0012, Town of Leesburg Lower Sycolin Pump Station, 2<sup>nd</sup> submission

**TAX/MAP PARCEL NUMBER:** /60////////12/

**MCPI:** 191-16-9866

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Zoning staff has reviewed the applicant's response and revised commission permit plat, dated October 6, 2009, revised February 24, 2010, and the following remains outstanding:

1. Original comment: *Access shall be provided by a privately owned and maintained travelway, which shall be either a private access easement that complies with the FSM, or a private lane. The plat shall note and provide for the maintenance of the easement or lane. Section 5-621(C) states that public utilities may be accessed by a private access easement. The plat does not provide the disposition of the "proposed 12' access road". State the disposition of the access road and how it will be maintained. In addition, the access road cuts through a future soccer field; remove the access road from the soccer field. The disposition of the "proposed 12' access road" was not provided. State if it is a private access easement that will be privately owned, or how it will otherwise meet the Ordinance requirement.*

COUNTY OF LOUDOUN  
MEMORANDUM  
DEPARTMENT OF BUILDING AND DEVELOPMENT

**DATE:** December 28, 2009

**TO:** Jane McCarter, Project Manager, Department of Planning

**FROM:** Theresa M. Stein, Planner, Zoning Administration

**CASE NUMBER AND NAME:** CMPT 2009-0012, Town of Leesburg Lower Sycolin Pump Station

**TAX/MAP PARCEL NUMBER:** /60////////12/

**MCPI:** 191-16-9866

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The applicant requests a commission permit to construct a pump station, comprised of an approximate 2,070 sf emergency storage facility, a control building, a future building, and accessory sewer lines on a portion of 673.5 acres known as Phillip Bolen Park. The property, governed by the Revised 1993 Loudoun County Zoning Ordinance (Ordinance), is zoned Joint Land Management Area -20 (JLMA-20), contains major and minor floodplain (FOD), is within the Ldn 60 – 1 mile buffer Airport Impact Overlay District, and contains very steep and moderately steep slopes. A “sewage and water pumping station” is permitted per Section 2-1303 of the Ordinance, in accordance with Section 5-621. The proposed sewer lines are shown to be in the major and minor floodplain, which is permitted per 5-1505(A)(5), while the pump station compound is located outside of the major floodplain area, but within the 150’ Scenic Creek Valley Buffer.

Zoning staff has reviewed the commission permit plat , dated October 6, 2009, revised November 23, 2009, and the October 14, 2009 Justification, and offers the following comments:

- I. CONFORMANCE WITH JLMA-20 DISTRICT REGULATIONS (§2-1300):**
1. State the minimum yard requirements per Section 2-1304, and provide the building distance from the property line and any road right-of-way or easement.
  2. State the maximum lot coverage and the amount proposed. Provide the maximum size of the control building and the “future building”. Also provide the total site area that is fenced (§2-1304).
  3. State the maximum building height and the maximum height provided (§2-1304).

4. Access shall be provided by a privately owned and maintained travelway, which shall be either a private access easement that complies with the FSM, or a private lane. The plat shall note and provide for the maintenance of the easement or lane. Section 5-621(C) states that public utilities may be accessed by a private access easement. The plat does not provide the disposition of the "proposed 12' access road". State the disposition of the access road and how it will be maintained. In addition, the access road cuts through a future soccer field; remove the access road from the soccer field.

**II. CONFORMANCE W/FLOODPLAIN OVERLAY DISTRICT REGS (§4-1500):**

5. County records indicate that the site contains major and minor floodplain. Show the limits of the major and minor Flood Overlay District (§4-1510). Land disturbing activities in the floodplain is defined as an alteration, which may require a floodplain alteration application at the time of site plan or construction plans and profiles (§4-1508(A) and (B)).

**III. CONFORMANCE W/ADDITIONAL REGULATIONS FOR SPECIFIC USE (§5-621):**

6. State the size of the pump station compound (§5-621(A)).
7. On the CMPT plat, note that a Type 4 Buffer Yard is required and will be planted around the pump station compound per the Ordinance, unless otherwise modified through a minor special exception application (§5-621(B)).

**IV. CONFORMANCE WITH SCENIC CREEK VALLEY BUFFER (§5-1000):**

8. Buildings, structures, parking lots, or other impermeable surfaces are prohibited within the 150' Scenic Creek Valley Buffer (SCVB). The plat shows the fenced pump station compound within the 150' buffer. Confirm that no building, parking lot or impermeable surface encroaches in the buffer (5-1003).

**V. CONFORMANCE WITH STEEP SLOPE STANDARDS (§5-1508):**

9. County records indicate that there are very steep and moderately steep slopes throughout the site. Show the limits of the steep slopes to ensure that there is no impact, and if there is, any development must meet the performance standards. Sanitary sewer lines are permitted in very and moderately steep slopes, in accordance with Sections 5-1508(E) and (F). If either slope is impacted, demonstrate compliance with 5-1508(E)(7)(a) through (I) and 5-1508(F)(1) through (3).
10. Prior to the issuance of a zoning permit, the Zoning Administrator must be provided sufficient information to ensure the performance standards are met per §5-1509.

**VI. OTHER:**

11. Add to the notes on the CMPT plat that the property is within the Ldn 60 – 1 mile Airport Impact Overlay District (§4-1402).
12. A grading CPAP and/or site plan are required.



**DEPARTMENT OF BUILDING AND DEVELOPMENT**

**COUNTY OF LOUDOUN**

**MEMORANDUM**

DATE: December 28, 2009

TO: Jane McCarter, Planning Project Manager

FROM: William Marsh, Environmental Review Team Leader *WM*

CC: Patrick Giglio, Community Planner  
Theresa Stein, Zoning Administration  
Dana Malone, County Urban Forester

**SUBJECT: CMPT-2009-0012 Town of Leesburg Lower Sycolin Pump Station**

The Environmental Review Team (ERT) reviewed the subject application during the December 21, 2009, ERT Meeting. Our comments pertaining to the current application are as follows:

- 1) To demonstrate compliance with the Steep Slope Standards in Section 5-1508 of the Revised 1993 Loudoun County Zoning Ordinance, staff recommends depicting moderately steep slopes and very steep slopes based on two-foot topographic contour intervals.
- 2) Revised General Plan policies in Chapter 5 encourage tree preservation, especially near stream corridors, and the proposed sewer pump location relies on pipes that are proposed through existing forest canopy. As a result, staff recommends reforestation near the pump station area proportional to the tree canopy that will be lost due to the force main line and gravity sewer line depicted on the Philip Bolen Park property. County staff is available to discuss planting species type, timing of planting, and maintenance needs that are straightforward and inexpensive.
- 3) Construction access is proposed from Cochran Mill Road. To minimize land disturbance, staff recommends construction access be co-located with the proposed road network through Phil Bolen Park and within existing travel ways near the overhead electric power line.
- 4) An underground storage tank is proposed for emergency storage of sewage. Staff has concerns about land disturbance needed near the river and stream corridor planning boundary to locate this tank. Staff recommends relocating the tank farther uphill or laterally to avoid disturbance of the riparian corridor while minimizing steep slope disturbance.





## Loudoun County Health Department

P.O. Box 7000  
Leesburg VA 20177-7000




Environmental Health  
Phone: 703 / 777-0234  
Fax: 703 / 771-5023

Community Health  
Phone: 703 / 777-0236  
Fax: 703 / 771-5393

10 December 2009

**MEMORANDUM TO:** Jane Mc Carter, Project Manager  
Department of Planning, **MSC 62**

**FROM:**  Matthew D. Tolley  
Sr. Env. Health Specialist  
Division of Environmental Health, **MSC 68**



**SUBJECT:** **CMPT 2009-0012; Town of Leesburg Lower  
Sycolin Pump Station  
LCTM: 60/12 (PIN 191-16-9866)**

The Health Department recommends approval of this application. The proposed development will put in place an essential component of public sewer for the development of Phil Bolen Park. The plat reviewed was prepared by Dewberry and was dated 23 November 2009.

Attachments Yes \_\_\_ No X

If further information or clarification on the above project is required, please contact Matt Tolley at 771-5248.

MDT/JEL/mt  
c:subdygd.ref



# COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

December 18, 2009

Ms. Jane McCarter  
County of Loudoun  
Department of Planning MSC#62  
1 Harrison Street, S.E.  
P.O. Box 7000  
Leesburg, Virginia 20177-7000

Re: Town of Leesburg Lower Sycolin Pump Station  
Loudoun County Application Number CMPT 2009-0012

Dear Ms. McCarter:

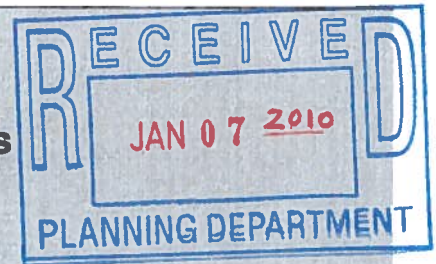
We have reviewed the above application as requested in your December 2, 2009 transmittal (received December 7, 2009). We have no objection to approval of this application.

If you have any questions, please call me at (703) 383-2424.

Sincerely,

Thomas B. VanPoole, P.E.  
Senior Transportation Engineer

**County of Loudoun**  
**Office of Transportation Services**  
**MEMORANDUM**



**DATE:** January 7, 2010

**TO:** Jane McCarter, Project Manager  
Department of Planning

**FROM:** Lou Mosurak, AICP, Senior Transportation Coordinator *LM*

**SUBJECT:** CMPT 2009-0012—Town of Leesburg  
Lower Sycolin Pump Station  
First Referral

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**Background**

This Commission Permit (CMPT) application seeks to determine whether the location, character and extent of a sewer pump station is in conformance with the Comprehensive Plan. The proposed use is permitted by-right in the JLMA-20 zoning district. The facility is proposed to be located within an approximately 130-foot by 180-foot compound on a portion of the 672-acre Philip A. Bolen Memorial Park property, adjacent to the existing power line easement, west of Cochran Mill Road (Route 653). Access is proposed via a new 12-foot-wide access road from Cochran Mill Road (Route 653), approximately 1,200 feet southwest of the W & OD Trail. A vicinity map is provided as *Attachment 1*.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on December 7, 2009, including (1) a statement of justification/narrative prepared by Dewberry & Davis, LLC, dated October 14, 2009; and (2) a plan set (including a Commission Permit plat) prepared Dewberry & Davis, LLC, revised through November 23, 2009. OTS also reviewed the approved special exception (SPEX 2003-0022) and site plan (STPL 2004-0099) files for Philip A. Bolen Memorial Park.

**Existing, Planned and Programmed Transportation Facilities**

The site is within the Leesburg Joint Land Management Area (JLMA), west of Cochran Mill Road (Route 653). Cochran Mill Road is described in further detail below. OTS' review of existing and planned transportation facilities is based on the 2001 Revised Countywide Transportation Plan (2001 Revised CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

**Cochran Mill Road (Route 653)** is currently classified as a local secondary road by the 2001 Revised CTP. It is currently constructed as a two-lane paved roadway (R2) from the eastern terminus of Russell Branch Parkway (east of Crosstrail Boulevard) south to the vicinity of the future Trailview Boulevard intersection. From this point southwest to the W & OD Trail

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crossing, Cochran Mill Road is constructed to a four-lane undivided (U4) section, though it is currently only utilized as a two-lane roadway. From the W & OD Trail crossing southwest to Sycolin Road (Route 643), the roadway is unpaved. The 2001 Revised CTP calls for the entire segment of Cochran Mill Road (between Russell Branch Parkway and Sycolin Road) to ultimately be widened to a four-lane undivided (U4) section, with the southernmost segment (near Sycolin Creek) to be realigned to a more north-south alignment and intersect Sycolin Road further to the south. There are no current projects to improve any segment of Cochran Mill Road.

The 2003 Bike & Ped Plan categorizes Cochran Mill Road as a “baseline connecting roadway” along which bicycle and pedestrian facilities are envisioned in the future. Such facilities are anticipated to be incorporated into the future design and construction of the ultimate roadway section.

### **Transportation Comments**

1. No traffic study is required for a Commission Permit application, hence no trip generation information was provided to OTS. Any necessary traffic review would be conducted during site plan review. OTS staff has verified with Town of Leesburg staff that the facility would generate only one (1) vehicle trip per day for routine maintenance and monitoring purposes.
2. The subject site is currently proposed to be accessed via a 12-foot-wide roadway from Cochran Mill Road. This access road will bisect one of three planned athletic fields in this portion of Philip A. Bolen Memorial Park (see *Attachment 2*). An emergency entrance and access road to the park is planned approximately 1,200 feet southwest of the proposed entrance for the subject site (the planned emergency entrance is the location of the existing construction staging area in the park). The Applicant should consider the use of this emergency entrance and the planned internal road network in the park to access the subject site (reached either along or across the existing power line easement) to avoid impacts to previously approved park facilities and to minimize the number of access points on Cochran Mill Road.

### **Conclusion**

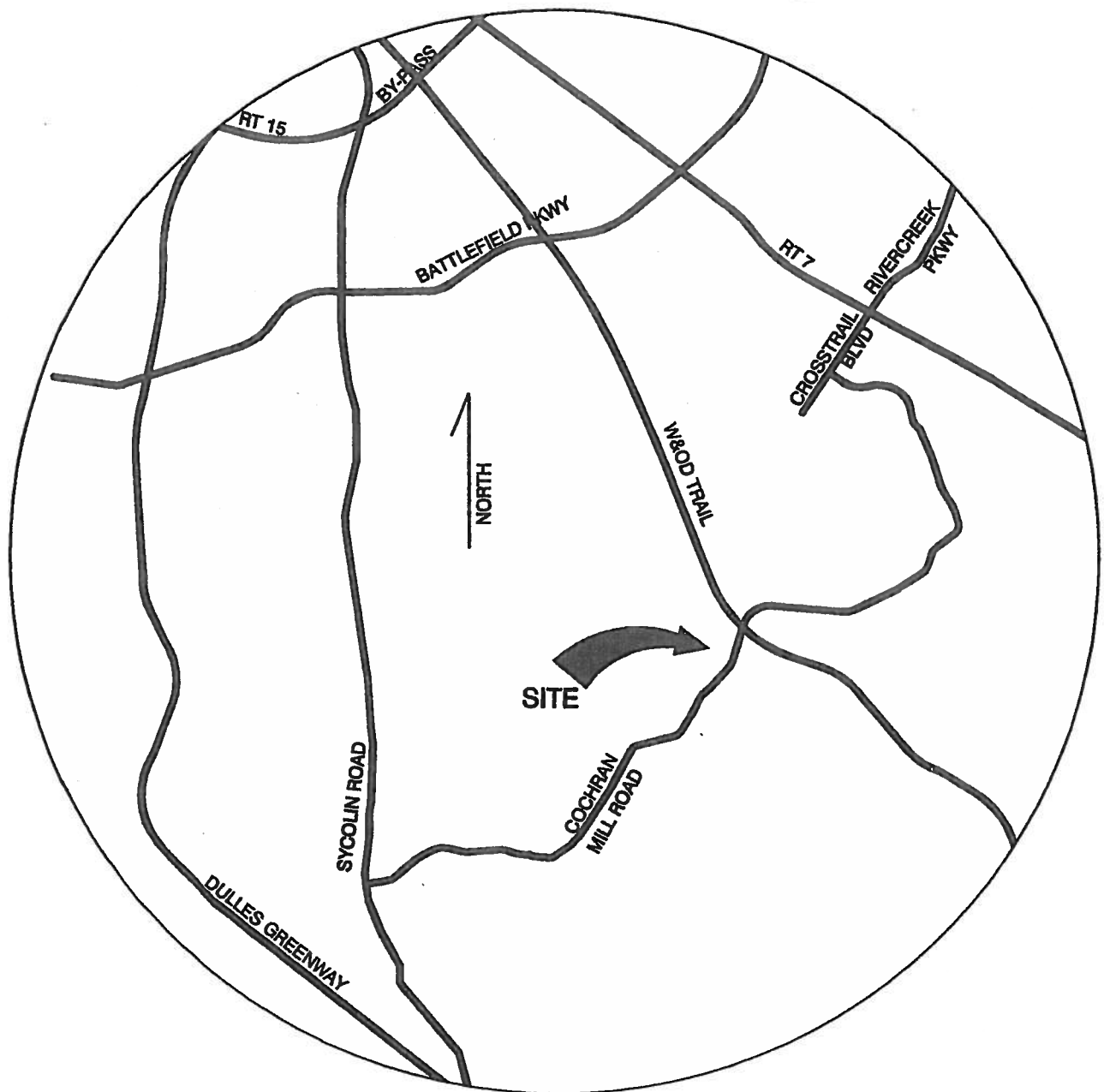
**Subject to the revision of the planned access to the site, OTS would have no objection to the approval of this Commission Permit application. OTS staff is available to meet with the Applicant for further discussion of this proposal.**

### **ATTACHMENTS**

1. Site Vicinity Map
2. Commission Permit Plat (Proposed Access Road Location)

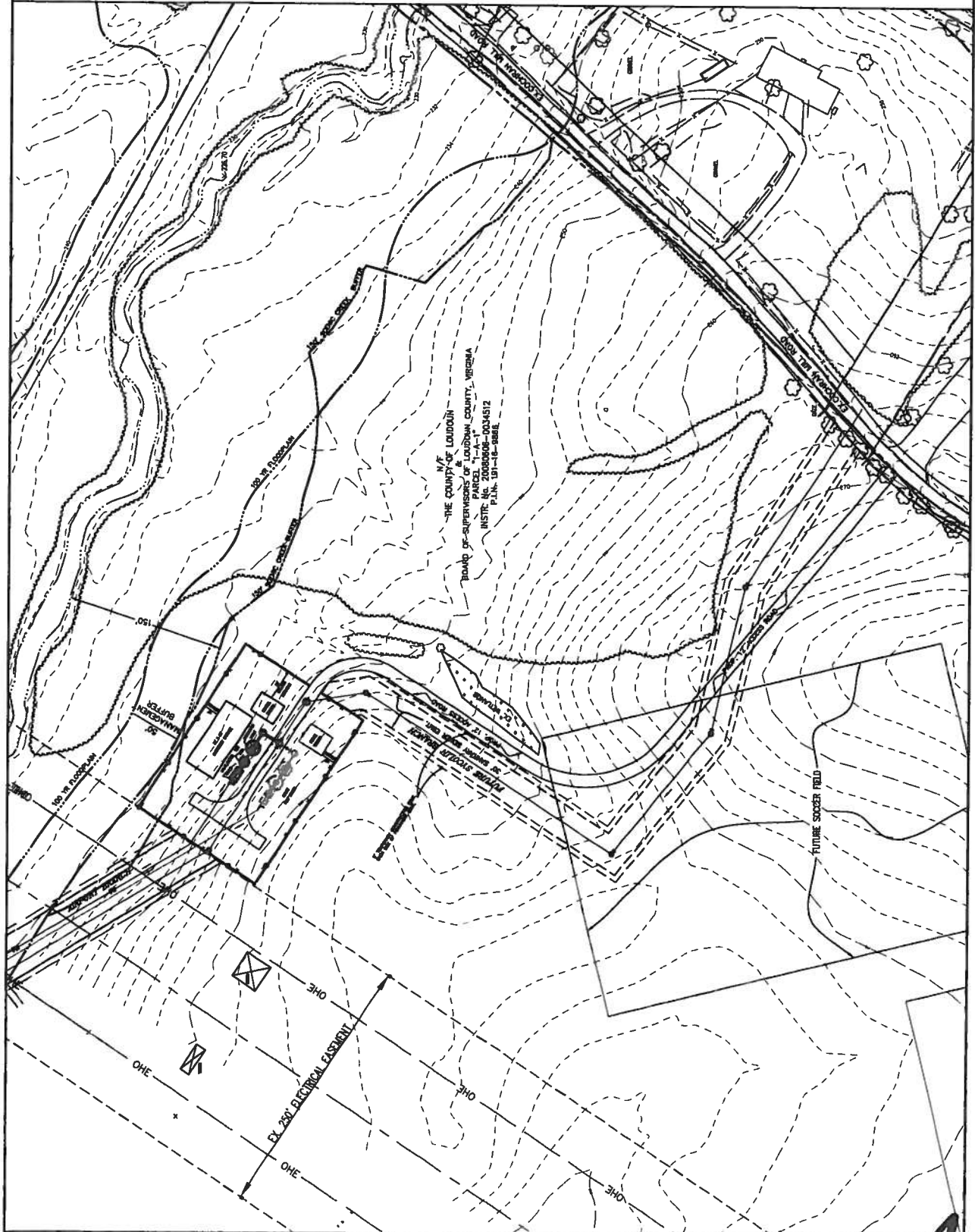
cc: Andrew Beacher, Assistant Director, OTS

**A-19**



**VICINITY MAP**  
SCALE 1" = 3000'





COMMISSION PERMIT PLAT  
LOWER SYCOLIN CREEK  
PUMP STATION

**Dewberry**  
LOUDOUN COUNTY, VIRGINIA  
CIVIL ENGINEERING  
DATE: 08/27/08  
Dewberry & Davis LLC  
10000 WOODBURN AVE.  
FALLS CHURCH, VA 22041  
PHONE: 703-261-8888

M-988-LC SHEET 2 OF 3

ATTACHMENT 2

A-21



1503 Edwards Ferry Road, NE  
Suite 200  
Leesburg, Virginia 20176

703-771-8004  
703 771-4091 fax  
www.dewberry.com

October 14, 2009

Department of Building 7 Development  
County of Loudoun  
1 Harrison Street, S.E.  
Leesburg, VA 20177  
Attn: Ginny Van Horn



Re: Justification for Commission Permit application, Bolen Park proposed pump station  
(MCPI#191-16-9866)

Dear Ms. Van Horn:

On behalf of our client, The Town of Leesburg, we are requesting a commission permit for the above referenced project. The chosen site is located at the northeastern portion of the Bolen Park parcel. The area of the proposed construction is currently open and vacant. The Town of Leesburg is proposing to construct a pump station and force main. A plat showing the proposed layout is included in this request. Attached is a justification narrative describing the site conditions and proposed development.

Please call should you have any questions.

Sincerely,

Christy Lowrey  
Project Engineer  
Dewberry

### NARRATIVE

The overall parcel area is 672.54 acres. The land is zoned JLMA-20, planned for mixed recreational uses. It is subject to SPEX 2007-0032, SPEX 2007-0041, CMPT 2003-0012, SPEX 2003-0022 and SPEX 2008-0009. It contains Flood Plain Overlay and Steep Slopes. Scenic Creek Valley Buffer requirements apply to this site. The proposed use is a by right use in the JLMA-20 zoning. Improvements are proposed for only the area depicted in the attached plat, at the northeastern portion of the parcel. The pump station will be accessed from Cochran Mill Road.

The proposed development of the pump station facilities would be outside of the Floodplain area. All impervious areas for this development are outside of the Scenic Creek Valley Buffer. There is a 250' power easement to the west of the proposed site and a small isolated wetland area to the east. Both shall be avoided in the final layout of the pump station. The chosen location is in the open area behind a mass of mature trees, in order to avoid disturbing them. Moderately steep slopes are present in the area for the proposed disturbance. Future ball fields are shown as depicted on the approved special exception plat for Bolen Park, and shall be avoided to the extent possible. The pump station will utilize a force main, which is to be installed parallel to the gravity line. This is to be installed with a minimum of disturbance to floodplain areas and none to mapped wetlands.

February 25, 2010

Mrs. Jane McCarter  
County of Loudoun  
1 Harrison Street, S.E.  
3<sup>rd</sup> Floor  
Leesburg, VA 20175



RECEIVED  
LAND DEVELOPMENT COUNTER

FEB 26 2010

LOUDOUN COUNTY  
BUILDING & DEVELOPMENT

RE: CMPT 2009-0012, Town of Leesburg Lower Sycolin Pump Station

Dear Ms. McCarter,

The attached plan comments as discussed in our meeting on February 18, 2010, have been incorporated into the plan set and addressed as follows:

**Comments from Pat Giglio (Department of Planning):**

**Green Infrastructure:**

**Steep Slopes:**

- A slope analysis using 2-foot topography was completed. Moderate and steep slope are identified on the plat. However, no very steep slopes were located on the site of the Pump Station. Details will be provided in the future Site Plan for the proposed development.

**Entrances and Roadway:**

Access to the subject site will be provided using the internal road network for the park in order to avoid impact to the planned athletic fields, off of Sycolin Road. The proposed access route is shown on the plat. Emergency access will be provided to Cochran Mill Road utilizing an emergency access roadway to Bolen Park.

**Comments by Theresa M. Stein (Department of Building and Development):**

**Conformance with JLMA-20 District Regulations:**

1. The minimum yard requirements have been stated on the plat. The distance from the property line to the proposed building has been provided as well.
2. The maximum lot coverage and the amount proposed have been stated on the plat. The size of the control building and the future building are shown on the plat. The

- total site area that is fenced has been included in the tabulations on the plat.
3. The maximum building height per the Ordinance has been stated on the plat. The building is approximately 14 feet high (10 feet walls and  $\pm$  4 feet pitched roof).
  4. In order to not impact the proposed soccer fields, access to the pump station will be provided using the road network for the park as shown on the plat. The provided does not impact the soccer fields.

Conformance w/ Floodplain Overlay District Regs:

5. The limits of the major and minor floodplain are shown on the plat.

Conformance w/ Additional Regulations for Specific Use:

6. The size of the pump station compound is 0.57 acres.
7. A note has been added to the plat stating that Type 4 Buffer is required and will be planted around the pump station compound per the ordinance unless modified in conjunction with the Site Plan.

Conformance with Scenic Creek Valley Buffer:

8. All buildings, parking lots, or other impermeable surfaces are located outside of the Scenic Creek Valley Buffer. The limits of the buffer are shown on the plat. A note has been added to the plat.

Conformance with Steep Slopes Standards:

9. A slope analysis using field-run 2-foot topography was completed. Moderate and steep slope are identified on the plat. Details will be provided in the Site Plan for the proposed development.
10. Comment Acknowledged.

Others:

11. A note has been added to the plat stating that the property is within the Ldn 60-1 mile Airport Impact Overlay District.
12. Comment Acknowledged.

Comments by Mark A. Novak (Parks, Recreation and Community Services):

1. In order to not impact the proposed soccer fields, access to the pump station will be provided using the road network for the park as shown on the plat.
2. Comment Acknowledged.
3. The note has been added to the plat.
4. A type 4 buffer is required for the pump station compound. Buffers and details of the

- fence will be included in the Site Plan.
5. A 12' wide gravel access road, accessing the road network for Bolen Park will provide access to the pump station compound. The security gates will a "swing type" gate with details shown on the Site Plan.
  6. The use of the force main and gravity line corridor for a future trail corridor is under discussion with the Town. This will be coordinated during the Site Plan process.
  7. The rights of use of the land proposed for the pump station and sewer lines are being discussed with the Town. Easements plats will be prepared and recorded in conjunction with the Site Plan and Plan/Profiles of the future lines.
  8. Comment Acknowledged.

Please do not hesitate contacting me if you would like to discuss these revisions or should you need any additional information.

Sincerely,



William Fissel, P.E.  
Senior Vice President

cc w/encl.      Asghar Pariroo  
                      Aref Etemadi  
                      Jeff Chapin